



RPA PROJECT MANAGEMENT
Project Status Report
Department of Finance and Administration

Andrew Johnson Building

Project: Basement Storage Cage Construction #1, Dept. Andrew Johnson Building Nashville, TN 529/078-006		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Work Requested ON HOLD	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 2/16/11: Per Lorraine Walla, project will be placed on hold until the new JOC contract is available July 1, 2011. Issues: G				

Project: Basement Storage Cage Construction #2, Dept. Andrew Johnson Building Nashville, TN 529/078-007		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Work Requested ON HOLD	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 2/16/11: Per Lorraine Walla, project will be placed on hold until the new JOC contract is available July 1, 2011. Issues: G				

Capitol Complex

Project: Manhole Renovation Capitol Complex Nashville, TN 529/000-13-2010		Project Work Type: Renovation	Delivery Method: Agency Resources	Project Budget: \$105,000.00
		Current Work Phase: SBC Approved	Req'd Work Ph Compl:	MACC Budget: \$88,000.00
Project Manager: DePalma, N.	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Citizens Plaza Building

Project: Interior Renovation, Phase 3 Citizens Plaza Building Nashville, TN 529/076-01-2008		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$5,700,000.00
		Current Work Phase: Schematic Design Phase	Req'd Work Ph Compl:	MACC Budget: \$3,960,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Street Dixon Rick Architecture	Contractor:	
Project Health: Budget: G Schedule: G 2/23/11: Schematic space planning is complete and has received approval from User Agency. Issues: G				

Clover Bottom Complex

Project: Sewer Line Replacement Clover Bottom Complex Nashville, TN 529/000-06-2010		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$1,000,000.00
		Current Work Phase: Schematic Design Phase	Req'd Work Ph Compl:	MACC Budget: \$725,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: Littlejohn Engineering Assoc.	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Clover Bottom Mansion

Project: Exterior Upgrade Clover Bottom Mansion Nashville, TN 529/019-01-2007		Project Work Type: Renovation	Delivery Method: Best Value Method	Project Budget: \$600,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$510,000.00
Project Manager: DePalma, N.	Construction Admin: Fields, J.	Designer: Centric Architecture	Contractor: PBG Builders, Inc.	
Project Health: Budget: G Schedule: G 3/4/11: Construcion NTP letter was issued on 1/10/11. The D&R phase of the project is ongoing. Several areas of "Hidden" conditions have been identified that will require correction to meet project objectives. Project is 17% complete Issues: G 3/4/11: Several RFP's (All Hidden Conditions) are being reviewed for addition to the project. The major item to date is the repairs needed to the upper balcony. To date our Designer of Record is reviewing RFP's that total over \$23,000. Completion of the D&R phase of the project is scheduled for mid March 2011.				

Project: Emergency Waterproofing Repair #2 Cordell Hull Building Nashville, TN 529/011-008		Project Work Type: Repair	Delivery Method: Direct Order Contract	Project Budget: \$31,749.00
		Current Work Phase: In Construction	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Law, V.	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 2/17/11: Notice To Proceed date- January 18, 2011 Required Substantial Completion date- April 17, 2011 Issues: G				

Data Centers

Project: Energy Projects Statewide/Lighting Retrofit Data Centers Nashville, TN 529/000-008		Project Work Type: Energy	Delivery Method: Direct Order Contract	Project Budget: \$41,604.00
		Current Work Phase: S/C (Not Closed)	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Bauer, B.	Construction Admin: Stonebrook, H.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 2/25/11: Awaiting completion of punch list item. Issues: G Governor's Energy Initiative.				


Project: Restroom Renovations Data Centers Nashville, TN 529/031-001		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Final Pricing	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: New Building Data Centers Smyrna, TN 529/031-01-2007		Project Work Type: New Construction	Delivery Method: Design / CM	Project Budget: \$44,000,000.00
		Current Work Phase: Substantially Complete	Req'd Work Ph Compl:	MACC Budget: \$35,700,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: JV Hawkins/Wright and SIGN	Contractor: Turner Universal	

Project Health:

Budget: 

Schedule: 

Issues:  2/24/11: Outstanding commissioning items being addressed following integrated testing. Progress being made. Final change order work for lift and camera addition under consideration.

Project: Chiller & EMS Replacement Data Centers Nashville, TN 529/031-01-2010		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,745,000.00
		Current Work Phase: Design Development Phase	Req'd Work Ph Compl:	MACC Budget: \$2,400,000.00
Project Manager: Burd, S.	Construction Admin: Bryant, J.	Designer: Smith Seckman Reid, Inc.	Contractor:	

Project Health:

Budget: 

Schedule:  2/3/11: Design in progress. Anticipate Bidding by May 2011.


Issues: 

Davy Crockett Building

Project: Interior Renovation Davy Crockett Building Nashville, TN 529/077-01-2008		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$8,100,000.00
		Current Work Phase: Construction Closed Awaiting Closeout Submittals	Req'd Work Ph Compl:	MACC Budget: \$5,000,000.00
Project Manager: DePalma, N.	Construction Admin: Bryant, J.	Designer: Hastings Architecture Associa	Contractor: Robert S. Biscan & Company	

Project Health:

Budget: 

Schedule:  Renovate floors 9-12.
1/28/11: Final Inspection and Closeout declared 1/14/11. Year-end Warranty is due September 2011.

Issues: 

Project: Interior Renovation - Phase 2 Davy Crockett Building Nashville, TN 529/077-01-2009		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,000,000.00
		Current Work Phase: Construction Document Phas	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Hastings Architecture Associa	Contractor:	

Project Health:

Budget: G

Schedule: G 2/23/11: Contract documents have been completed and submitted to Fire Marshal for approval.

Issues: G

Project: Renovation-Phase 3 Davy Crockett Building Nashville, TN Budgeted - FY 10/11		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$3,500,000.00
		Current Work Phase: Awaiting Funding Approval	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin:	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G 2/23/11: Project to be heard at April 2011 SBC Meeting.

Issues: G 11/12/10: Awaiting programming information from Commerce & Insurance.

James K. Polk Building

Project: Video Conf Rm/16th Floor-Comptroller of the Tr James K. Polk Building Nashville, TN 529/075-005		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: In Design	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Patteson, G.	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G 1/31/11: Cost estimate received by Interior Design group.
2/18/11: Project will be delayed until a new JOC contract is in place, July 2011.

Issues: G

Project: Multiple Office Buildout/17th Floor-Comptroller James K. Polk Building Nashville, TN 529/075-008		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget: \$45,960.00
		Current Work Phase: In Construction	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin: Shelton, T.	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G 2/1/11: Notice To Proceed- January 31, 2011
Required Substantial Completion March 31, 2011

Issues: G 3/7/11: Project on schedule. Test and Balance scheduled for 3/08.

Project: Window Removal & Electrical Alterations/17th F James K. Polk Building Nashville, TN 529/075-009		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget: \$887.00
		Current Work Phase: In Construction	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin: Shelton, T.	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G 3/2/11: Notice To Proceed- March 1, 2011
Required Substantial Completion- March 30, 2011

Issues: G

Project: Fire Alarm Replacement James K. Polk Building Nashville, TN 529/075-01-2007-01		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$1,483,615.49
		Current Work Phase: Design Development Phase	Req'd Work Ph Compl:	MACC Budget: \$1,320,000.00
Project Manager: Burd, S.	Construction Admin: Patteson, G.	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G 2/25/11: New Designer selected at February 2011 SBC Meeting. Design Contract in progress.

Issues: G

Project: Accessibility Improvements Legislative Plaza Nashville, TN 529/045-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,075,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$1,500,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Moody Nolan LTD, Inc.	Contractor: Baron + Dowdle Construction	
Project Health: Budget: G Schedule: G Issues: R 2/23/11: Phase 2 work Substantially Complete. Designer continuing to address operation of automatic door operators. Testing units for next 2 months.				

Oak Ridge National Laboratory

Project: Joint Inst for Computational Sciences Oak Ridge National Laboratory Oak Ridge, TN 529/094-01-2001-01		Project Work Type: New Construction	Delivery Method: Design / Bid / Build	Project Budget: \$7,274,784.00
		Current Work Phase: Construction Closed Awaiting Closeout Submittals	Req'd Work Ph Compl:	MACC Budget: \$7,276,937.00
Project Manager: DePalma, N.	Construction Admin: Dixey, J.	Designer: JV Community Tec/Lewis Gro	Contractor: CMC Construction	
Project Health: Budget: G Schedule: G Issues: Y Roof warranty issues remain to be resolved.				

Old State Prison

Project: Demolition-Phase II Old State Prison Nashville, TN 529/000-04-2004-01		Project Work Type: Demolition	Delivery Method: Design / Bid / Build	Project Budget: \$576,970.00
		Current Work Phase: Construction Document Phas	Req'd Work Ph Compl:	MACC Budget: \$450,000.00
Project Manager: DePalma, N.	Construction Admin: Bryant, J.	Designer: Quantum Environmental & En	Contractor:	
Project Health: Budget: G Schedule: Y 9/17/10: Designer has completed study and report on structural conditions of buildings E, F and general cell blocks. Report suggests that priority be given to rehabilitation of administration building and cell blocks. 2/23/11: Negotiations on additional service in process. Issues: G				

Piedmont Gas Building

Project: Building Repairs-Phase 2 Piedmont Gas Building Nashville, TN 529/012-01-2010		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$1,500,000.00
		Current Work Phase: Construction Document Phas	Req'd Work Ph Compl:	MACC Budget: \$1,200,000.00
Project Manager: Law, V.	Construction Admin: Patteson, G.	Designer: Street Dixon Rick Architecture	Contractor:	
Project Health: Budget: G Schedule: G 2/10/11: Designer to provide CDP schedule -- project below Bid Target. Issues: G 11/12/10: Designer assessing options for repair of skylight.				

R.S. Gass Complex

Project: Energy Projects Statewide/ Lighting Retrofit, Ad R.S. Gass Complex Nashville, TN 529/000-017		Project Work Type: Energy	Delivery Method: Direct Order Contract	Project Budget: \$13,763.00
		Current Work Phase: In Construction	Req'd Work Ph Compl:	MACC Budget: \$13,763.00
Project Manager: Bauer, B.	Construction Admin: Stonebrook, H.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 2/14/11: Notice To Proceed- February 14, 2011 Required Substantial Completion - March 15, 2011 Issues: G				

State Capitol

Project: Mechanical/Electrical Upgrade State Capitol Nashville, TN 529/005-01-2005-02		Project Work Type: Renovation	Delivery Method: Design / CM	Project Budget: \$16,500,000.00
		Current Work Phase: Construction Document Phas ON HOLD	Req'd Work Ph Compl:	MACC Budget: \$14,150,000.00
Project Manager: Burd, S.	Construction Admin: Patteson, G.	Designer: Smith Seckman Reid, Inc.	Contractor:	
Project Health: Budget: G Schedule: R 2/3/11: Project on hold as of November 2010. Issues: R 2/3/11: CDP documents to be completed first quarter 2011.				

Project: Patron Lounge Buildout/Secretary of State State Library & Archives Nashville, TN 529/043-002		Project Work Type: Renovation & New Constructi	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Final Pricing	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 3/5/11: WOA to schedule site visit. Issues: G				

Project: Roof Replacement State Library & Archives Nashville, TN 529/043-02-2007		Project Work Type: Re-roof	Delivery Method: Best Value Method	Project Budget: \$950,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$770,000.00
Project Manager: Law, V.	Construction Admin: Shelton, T.	Designer: Richard C. Rinks & Assoc., In	Contractor: R.D. Herbert & Sons Co.	
Project Health: Budget: G Schedule: G 2/10/11: RSC date 3/21/11. 23% complete. Anticipate change order for time due to weather delays. Issues: G				

Tennessee Law Enforcement Training Academy

Project: Roof Replacement Tennessee Law Enforcement Training Academy Nashville, TN 529/040-01-2010		Project Work Type: Re-roof	Delivery Method: Design / Bid / Build	Project Budget: \$250,000.00
		Current Work Phase: Schematic Design Phase	Req'd Work Ph Compl:	MACC Budget: \$210,000.00
Project Manager: Law, V.	Construction Admin: Patteson, G.	Designer: Binkley Garcia Architecture	Contractor:	
Project Health: Budget: G Schedule: G 12/22/10: Designer Contract executed 12/20/10. 2/10/11: SDP phase 12/30/10. Issues: G				

Tennessee Performing Arts Center

Project: Maintenance Tennessee Performing Arts Center Nashville, TN 529/075-01-2008		Project Work Type: Maintenance	Delivery Method: Grant	Project Budget: \$300,000.00
		Current Work Phase: Active In Progress	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: n/a	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Project is a grant.				

Tennessee Tower

Project: Food Service Facility Tennessee Tower Nashville, TN 529/079-01-2008		Project Work Type: Renovation	Delivery Method: Design / Build	Project Budget: \$75,000.00
		Current Work Phase: Substantially Complete	Req'd Work Ph Compl:	MACC Budget: \$25,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: n/a	Contractor:	
Project Health: Budget: G Schedule: G 2/24/11: Project Substantially Complete. 3/1/11: Floor has not been overlaid. Issues: G				

Project: Exterior Renovation Tennessee Tower Nashville, TN 529/079-02-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$14,550,000.00
		Current Work Phase: Substantially Complete	Req'd Work Ph Compl:	MACC Budget: \$13,000,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: JV TLC Engineering/Jack Fre	Contractor: Rock City Construction Co., I	
Project Health: Budget: G Schedule: G Issues: G 2/24/11: Drains still clogged. Contractor shall make attempt to remove remaining blockage.				

Project: Room Roof Replacement/3rd FL Mechanical Ro Tennessee Tower , TN 529/079-024		Project Work Type: Re-roof	Delivery Method: Direct Order Contract	Project Budget: \$28,436.00
		Current Work Phase: In Construction	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin: Fields, J.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 1/14/11: Required Substantial Completion Date- April 29, 2011. Issues: G 11/15/10: This work involves roof replacement at platform location.				

War Memorial Building

Project: Backstage Renovations War Memorial Building Nashville, TN 529/090-01-2010		Project Work Type: Renovation	Delivery Method: Agency Resources	Project Budget: \$50,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$38,500.00
Project Manager: DePalma, N.	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 2/23/11: TPAC has been given approval from RPA and State Architect to proceed with construction of project following the report of Bidding results. Project is Substantially Complete. TPAC responsible for closing out project. Issues: G				

Watkins College of Art

Project: Roof Replacement Watkins College of Art Nashville, TN 529/000-04-2010		Project Work Type: Re-roof	Delivery Method: Grant	Project Budget: \$300,000.00
		Current Work Phase: SBC Approved	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G 2/23/11: Grant has been issued by State Architect's office. Issues: G				

Project: Preliminary Planning West Tennessee Megasite , TN 529/000-02-2010		Project Work Type: Planning	Delivery Method: Design Consultant	Project Budget: \$615,000.00
		Current Work Phase: Program Verification Phase	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin:	Designer: SSOE, Inc.	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				